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**Ecohomes XB.**

The Environmental Assessment Method for Stockholders of Existing Housing

**Ecohomes XB**

EcoHomes 

Ecohomes XB has been developed by BRE in conjunction with the Housing Corporation

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**Ecohomes XB – why is it needed?**

- Buildings produce approximately 50% of the UK's total CO<sub>2</sub> emissions.
- Houses are responsible for almost two thirds of that 50% or almost a third of the UK's total CO<sub>2</sub>

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**Ecohomes XB – why is it needed?**

- But Ecohomes XB goes further than just CO<sub>2</sub> emissions to look at total environmental performance

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**Ecohomes XB – why is it needed?**


- The normal design life of a house is 60 years
- There are approximately 22,000,000 existing properties in England
- Of those 8,500,000 are over 60 years old – nearly 40%!
- Housing Associations hold approximately 1,800,000 existing properties
- About 350,000 are over 60 years old
- Other Social Landlords hold at least a further 2 million properties



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**Ecohomes XB – why is it needed?**

- Once a new house is complete it becomes part of the existing stock
- Around 150,000 new properties are built each year, adding to the existing stock
- There are methods to assess the energy performance of existing properties but there is no method to assess the environmental performance (or environmental impact)
- Ecohomes XB provides that method and gives a tool to assist and guide in the improvement of environmental performance



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### Ecohomes XB – what is it?

- An environmental assessment tool for existing managed housing stock
- Uses current Ecohomes for new build criteria where appropriate, adapted to suit existing housing
- Used to monitor the effects of small scale refurbishments and routine maintenance
- Acts as a constant monitor of the performance of housing stock
- There is no 'Pass', 'Good', 'Very Good' or 'Excellent' – simply provides a score
- Designed to be an easy to use desktop assessment using data already to hand

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### Ecohomes XB – what does it assess?

- Initially looks at total stock held by a Social Landlord



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### Ecohomes XB – what does it assess?

- Stock can then be broken down to discreet sub-sets – district, street, house type, etc. to refine the score



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### Ecohomes XB – what does it assess?

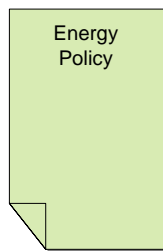
- Monitors small scale refurbishment and routine maintenance works – new boilers, windows, water appliances etc



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### Ecohomes XB – what does it assess?

- Also monitors corporate environmental policies



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### Ecohomes XB – what does it assess?

Management Policies include:

- Energy Policy
- Energy Efficiency Advice
- Environmental Policy
- Energy Labelled Appliances

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**Ecohomes XB – what does it assess?**

It also assesses:

- Energy efficiency
- Access to public transport
- Renewable energy sources
- Water conservation
- Private space
- Efficient ventilation
- Waste management
- Recycling
- Disposal of appliances



**Ecohomes XB – how does it work?**

- Initial overview of whole stock using only data that is to hand
- Information on a house type and age band can initially be extrapolated across all properties of the same type and age band
- As more information becomes available the stock can be broken down into sub-sets (districts, suburbs, villages, streets, house type, age band etc.)
- More informed data will modify the final score and refine the overall score



**Ecohomes XB – what does it do?**

- Assists in highlighting house types, districts, streets etc. in need of attention
- Shows areas that require attention and aids prioritising refurbishment and maintenance works
- Provides a constant monitor of performance against a benchmark figure



**Ecohomes XB – what does it consist of?**



**EcoHomes XB**  
**The Environmental**  
**Rating for Existing Housing**  
**Assessment Guidance Notes**

The main document –  
 The Guidance

**The Guidance – 2006**  
 Issue 2.5



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**Ecohomes XB – what does it consist of?**



The Credit Estimator –  
 A simple tool that will  
 give an estimation of  
 performance and  
 indicate where  
 improvements  
 could be made

**EcoHomes XB**  
**The environmental rating for existing housing**

**Credit Estimator**

This credit estimator allows an evaluation of the likely rating to be achieved under a formal assessment.

**NOTE:** The rating obtained by using this Credit Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment. Full guidance on the credit requirements can be found in the formal Guidance notes.

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	<p>BREEM Office                  BRE                  Garston                  Watford WD25 5XX                  Tel: 01923 664462                  E-mail: ecohomes@bre.co.uk                  Web site: www.ecohomes.org</p>



**Ecohomes XB**

The Scoring Spreadsheet

Summary Score Sheet						
Ecohomes XB 2006						
		Site reference				
Property details						
House type (Table 2 in the Guidance)						
Age bracket (Table 2 in the Guidance)						
No. properties being assessed						
Location						
		Credits available	Credits awarded	% achieved	Weighting factor	Credits score
Man 1	Energy Policy	2	0			
Man 2	Energy Efficiency Advice	2	0			
Man 3	Environmental Policy	2	0			
Man 4	Energy Labelled Appliances	2	0			
<b>Sub total Man</b>		<b>8</b>	<b>0</b>	<b>0.00</b>	<b>0.20</b>	<b>0.00</b>
Ena 1	Fabric Energy Loss	6	0			
Ena 2	Energy Efficient Fixings	4	0			
Ena 3	Heating System Controls	2	0			
Ena 4	SAP Rating	6	0			
Ena 5	Drying Space	1	0			
Ena 6	External Lighting	2	0			
<b>Sub total Ena</b>		<b>20</b>	<b>0</b>			
Tra 1	Access to Transport	2	0			
<b>Sub total Tra</b>		<b>2</b>	<b>0</b>			
<b>Sub total Ena &amp; Tra</b>		<b>22</b>	<b>0</b>	<b>0.00</b>	<b>0.30</b>	<b>0.00</b>
PE1	Zero Emission Energy Source	3	0			
<b>Sub total PE1</b>		<b>3</b>	<b>0</b>	<b>0.00</b>	<b>0.10</b>	<b>0.00</b>
Wat 1	Internal Water Use	9	0			
Wat 2	External Water Use	1	0			
<b>Sub total Wat</b>		<b>10</b>	<b>0</b>	<b>0.00</b>	<b>0.10</b>	<b>0.00</b>
Hea 1	External Private Space	1	0			
Hea 2	Internal Private Space	1	0			
Hea 3	Controlled Ventilation	1	0			
<b>Sub total Hea</b>		<b>3</b>	<b>0</b>	<b>0.00</b>	<b>0.10</b>	<b>0.00</b>
Was 1	Reduction of Material Waste	4	0			
Was 2	Domestic Recycling Facilities	6	0			
Was 3	Safe Disposal of Appliances	1	0			
<b>Sub total Was</b>		<b>11</b>	<b>0</b>	<b>0.00</b>	<b>0.20</b>	<b>0.00</b>
<b>Total Available</b>		<b>57</b>	<b>0</b>			
						<b>Score for site 0.00</b>



